

Document No. 4375
Voted at Meeting of 11/16/83

4375

BOARD OF APPEAL REFERRALS

November 16, 1983

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*Not included in advance distribution

MEMORANDUM

November 16, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/22/83

Z-6397
Michael Yanoff
101-117 Summer Street, Boston
near Bedford Street

Offices, stores, restaurant

District(s):	apartment_____	general business	B-10	industrial	_____
	residential	local business	_____	waterfront	_____
	single family			manufacturing	_____

Purpose: sidewalk sign.

Violation(s):

Free-standing sign not allowed.

Sidewalk restaurant (Deli Connection) sign would inhibit pedestrian flow and adversely impact general appearance of the area. Recommend denial.

VOTED: In reference to petition Z-6397, Michael Yanoff, 101-117 Summer Street, Boston, for conditional use for sidewalk sign display in a general business (B-10) district, the Boston Redevelopment Authority recommends denial. Sidewalk restaurant sign would inhibit pedestrian flow and adversely impact general appearance of the area.

Z-6397
101-117 SUMMER ST.
(B.P.)



Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

Z-6470

Michael Moore, Diana Raphael, Daniel C. Walsh, Jr.
101 Robinwood Avenue, Jamaica Plain
near Rockview Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy to four apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, width, frontage, and front yard are insufficient.

Number of stories is excessive.

No record of legal occupancy. Condition exists. No objection from abutters.
Recommend approval.

VOTED: In reference to petition Z-6470, Michael Moore, Diana Raphael, and Daniel C. Walsh, Jr., 101 Robinwood Avenue, Jamaica Plain, for forbidden use and five variances to change occupancy to four apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Condition has existed without objection from abutters.



Z-6470

101 ROBINWOOD AVE.

J.P.

Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

Z-6480

Eric Holle

24 Van Winkle Street, Dorchester
near Dorchester Avenue

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from four to five apartments.

Violation(s):

Dwelling converted for more families is conditional use.

Lot area is insufficient.

Five apartments existed at time of purchase in 1979. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6480, Eric Holle, 24 Van Winkle Street, Dorchester, for a conditional use for change of occupancy from four to five apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Condition was existing at time of purchase in 1979.



Z-6480

24 VAN WINKLE ST.

DOR.

Board of Appeal Referrals 11/16/83

Hearing: 11/22/83

Z-6492

Hyde Park Christian Church Fellowship Center
858 Hyde Park Avenue, Hyde Park
near Collins Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect 1½-story addition; combine lots.

Violation(s):

Change in nonconforming use.

Lot area, front yard, and side yard are insufficient.

Residents have no objection to proposal, which will provide function, meeting, and conference rooms, library, office, and additional seating. Recommend approval.

VOTED: In reference to petition Z-6492, Hyde Park Christian Church Fellowship Center, 858 Hyde Park Avenue, Hyde Park, for change in nonconforming use and three variances in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Residents have no objection to proposal, which will provide function, meeting, and conference rooms, office, library, and additional seating.



Z-6492

858 HYDE PARK AVE.

H. P.

Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

Z-6497

John Pinney

59-61 Westland Avenue, Boston
near Hemenway Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from 24 apartments to same and laundromat.

Violation(s):

Laundromat is forbidden use.

Floor area ratio is excessive.

Self-service laundromat open to the public is compatible with mixed residential-commercial neighborhood. Recommend approval.

VOTED: In reference to petition Z-6497, John Pinney, 59-61 Westland Avenue, Boston, for forbidden use for change of occupancy from 24 apartments to 24 apartments and laundromat in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Self service laundromat open to the public is compatible with mixed residential-commercial neighborhood.



Z-6497
59-61 WESTLAND AVE.
B.P.

Board of Appeal Referrals 11/16/83

Hearing: 11/29/83

Z-6499

Kevin W. Donnelly and Steven M. Ballou
10 Mystic Street, Charlestown
near Bunker Hill Street

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one- to two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Occupancy is compatible with residential neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-6499, Kevin W. Donnelly and Steven M. Ballou, 10 Mystic Street, Charlestown, for a forbidden use and three variances for change of occupancy from one- to two-family dwelling in apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.



Z-6499

10 MYSTIC ST.

CHSN.

Board of Appeal Referrals 11/16/83

Hearing: 11/22/83

Z-6526

John J. Lotti

527 East Third Street, South Boston
near I Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two-family dwelling and store to three
apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Conversion of vacant store to residential units. No community response.
Recommend approval.

VOTED: In reference to petition Z-6526, John Lotti,
527 East Third Street, South Boston, for a
forbidden use and two variances in an apart-
ment (H-1-50) district, the Boston
Redevelopment Authority recommends approval.
Conversion of vacant store to residential
units will be compatible with existing
housing.



EAST

SECOND

STREET

THIRD

STREET

SOUTH BOSTON
BRANCH
BOSTON PUBLIC
LIBRARY

BROADWAY

SOUTH BOSTON
MUNICIPAL
BUILDING

NEW ENGLAND
TELEPHONE
COMPANY

FOURTH

STREET

GATE
OF
HEAVEN
EL &
HIGH
SCHOOL
(RC)

GATE
OF
HEAVEN
CHURCH
(RC)

EAST

FIFTH

STREET

THOMAS
HART
GRAMMAR
SCHOOL

BENJAMIN
DEAN
SCHOOL

Z-6526

527 EAST THIRD ST.

EAST

S B

BURROCK STREET

BURDELL PLACE

8

Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

Z-6530

Leslie Seme

31 Gaston Street, Roxbury
at Otisfield Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two to three apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Occupancy existed at time of purchase. No response from abutters.
Recommend approval.

VOTED: In reference to petition Z06530, Leslie Seme, 31 Gaston Street, Roxbury, for a forbidden use and a variance to change occupancy from two to three apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy was existing at time of purchase.



Z-6530

31 GASTON ST

BOX

ROYBURY
HEBREW
SCHOOL

GRAND
HALL

GRAND
HALL

Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

Z-6567

Public Facilities Department, City of Boston
The Finch Group, Inc.
35 Eldridge Road, Jamaica Plain
at Patten Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 _____ manufacturing _____

Purpose: change occupancy from school to twenty apartments.

Violation(s):

Multifamily dwellings is forbidden use.

Lot area is insufficient.

Former City of Boston Seaver School, unused and vacant for approximately five years, to be developed for twenty condominium units with parking for thirty cars. Recommend approval with proviso.

VOTED: In reference to petition Z-6567, Public Facilities Department of City of Boston and The Finch Group, Inc., 35 Eldridge Road, Jamaica Plain, for forbidden use and variance for change of occupancy from school to twenty apartments in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.



Z-6567

35 ELDRIDGE RD.

J.P.

Board of Appeal Referrals 11/16/83

Hearing: 11/29/83

Z-6572
Fenmore Realty Corp.
35 Overland Street, Boston
near Brookline Avenue

Parking lot

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing M-2

Purpose: increase capacity from 70 to 90 cars.

Violation(s):

Change of pre-existing conditional use.

Recommend denial without prejudice per proposed vote.

VOTED: In reference to petition Z-6572, Fenmore Realty Corp., 35 Overland Street, Boston, for conditional use to increase capacity from 70 to 90 cars in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial without prejudice until traffic policy guidelines can be established. Authority is currently conducting a study of parking in the West Fenway and Kenmore Square areas. Red Sox—neighborhood meetings are addressing existing problem of massive congestion in the area during the ball games.



Z-6572

35 OVERLAND ST.
BOS.

Board of Appeal Referrals 11/16/83

Hearing: 11/29/73

Z-6573
Fenmore Realty Corp.
21-27 Burlington Avenue, Boston
near Brookline Avenue

Five-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: change occupancy from school of art, warehousing and manufacturing
of dry goods to same uses and public garage for fee.

Violation(s):

Degree granting university is conditional use.

Public garage is conditional use.

Garage, a one-story structure connected to main building, will accommodate
approximately 30 cars for tenants. Recommend approval.

VOTED: In reference to petition Z-6573, Fenmore Realty Trust,
21-27 Burlington Avenue, Boston, for conditional uses
for change of occupancy from school of art, warehousing
and manufacturing of dry goods to same uses and public
garage in a manufacturing (M-2) district, the Boston
Redevelopment Authority recommends approval. Garage
will accommodate approximately 30 cars for tenants.



Z-6573

21-27 BURLINGTON AVE.
(B.P.)

Board of Appeal Referrals 11/16/83

Hearing: 11/29/83

Z-6578

Public Facilities Department, City of Boston
John R. Svenson, Trustee, Motley School Realty
Trust141 Savin Hill Avenue, Dorchester
near Playstead Road

2-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

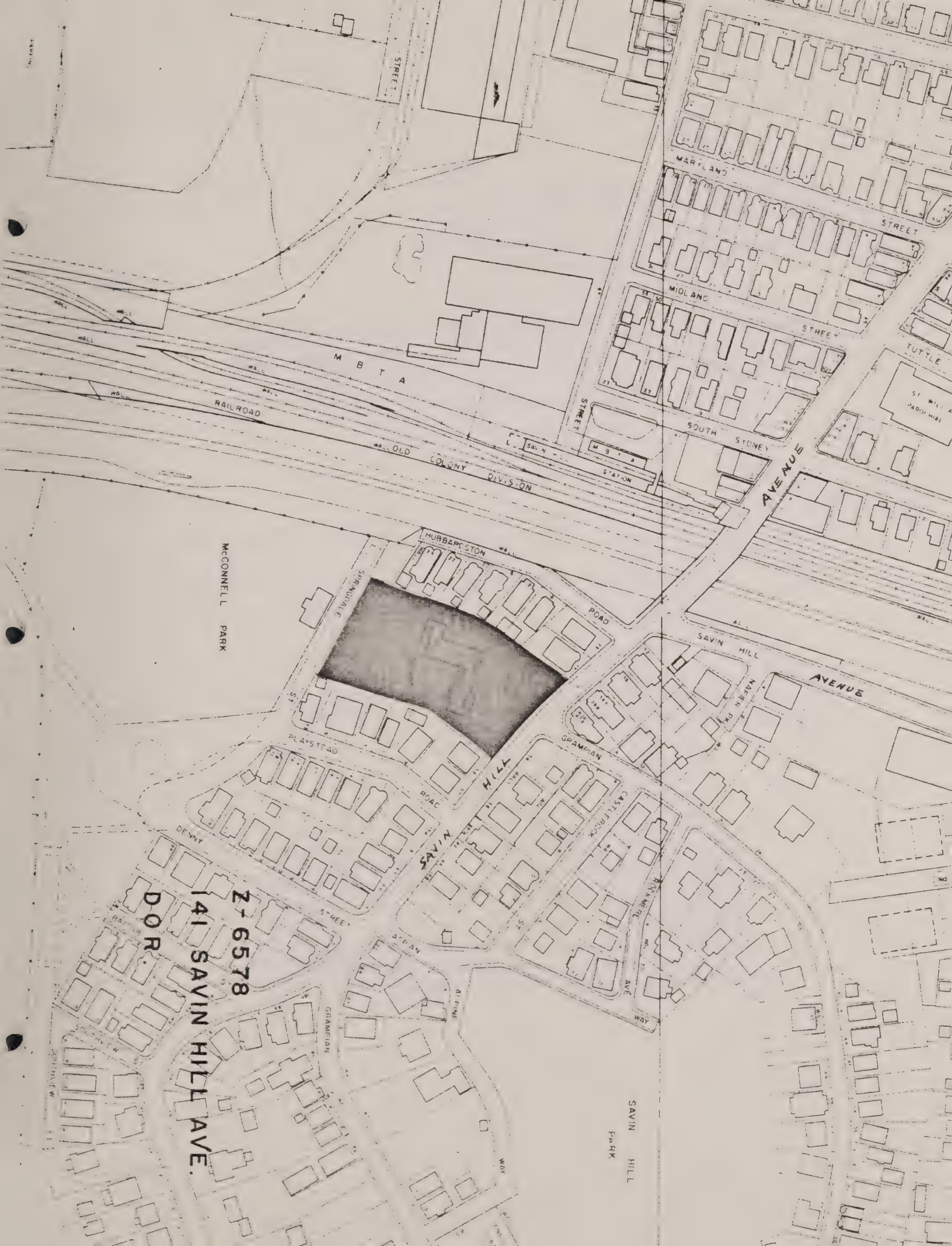
Purpose: change occupancy from school to 24 apartments.

Violation(s):

Lot area is insufficient.

Vacant City of Boston "Motley" school will be converted to 24 condominium units. Considerations will be given to residents of immediate neighborhood. Thirty-six off-street parking spaces will be provided. Community expresses support. Recommend approval with proviso.

VOTED: In reference to petition Z-6578, Public Facilities Department of City of Boston and John R. Svenson, Trustee, Motley School Realty Trust, 141 Savin Hill Avenue, Dorchester, for a variance for change of occupancy from school to 24 apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review.



McCONNELL PARK

2-6578
141 SAVIN HILL AVE.
DOR.

SAVIN HILL
PARK

Board of Appeal Referrals 11/10/83

Hearing: 11/29/83

Z-6579
Public Facilities Department, City of Boston
John R. Svenson, Trustee, Richards School
Realty Trust
80 Beaumont Street, Dorchester
at Bateswell Road

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from school to 18 apartments.

Violation(s):

Multifamily dwelling is forbidden use.

Lot area, width, and open space are insufficient.

Floor area ratio is excessive.

City of Boston Richards School, presently vacant, will be converted to 18 condominium units. Community is in favor of development. Recommend approval with proviso.

VOTED: In reference to petition Z-6579, Public Facilities Department of City of Boston and John R. Svenson, Trustee, Richards School Realty Trust, for a forbidden use and four variances for change of occupancy from school to 18 apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.



2-6579
80 BEAUMONT ST.
DOR.

Board of Appeal Referrals 11/16/83

Hearing: 11/29/83

Z-6581
Hyde Park Realty Trust
875-877 Hyde Park Avenue, Hyde Park
at Metropolitan Avenue

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story repair garage.

Violation(s):

Repair garage is conditional use.

Outdoor storage of trash is forbidden use

Front and rear yards are insufficient.

Petitioner would raze existing auto repair garage and construct a muffler, brake, shock installation and repair shop structure. Community has not responded. Recommend approval with provisos.

VOTED: In reference to petition Z-6581, Hyde Park Realty Trust, 875-877 Hyde Park Avenue, Hyde Park, for forbidden use, conditional use, and two variances to erect a one-story repair garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with following provisos: that all work be performed within structure; that structure be sufficiently sound-insulated to confine noise; that there be no parking of cars on premises; that dumpster be screened and area landscaped; that sign plans be submitted to the Authority for design review approval.

Z-6581
875-877 HYDE PARK AVE
(H.P.)



Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

Z-6584
Warren and Ann McLea
78 Washington Street, Charlestown
near Union Street

3½-story row structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - two-family dwelling; erect addition to garage.

Violation(s):

Dwelling converted for more families is forbidden use.

Accessory use occupies more than 25% of rear yard.

Lot area and open space are insufficient. '

No record of legal occupancy. Proposal is compatible with two- and three-family residential character of Washington Street. No neighborhood response.
Recommend approval.

VOTED: In reference to petition Z-6584, Warren and Ann McLea, 78 Washington Street, Charlestown, for a forbidden use and three variances to legalize occupancy as two-family dwelling and erect addition to garage in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that garage plans be submitted to the Authority for design review approval.



Z-6584
78 WASHINGTON ST.
CHSN.

Board of Appeal Referrals 11/16/83

Hearing: 11/29/83

Z-6587

Kevin and Susan Leary
57 Woodland Road, Jamaica Plain
near Moss Hill Road

15,600 sq. ft. of land

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: legalize garden and tool shed.

Violation(s):

Ancillary tool and garden shed is conditional use.

Condition has existed since 1975 without apparent impact. Recommend approval.

VOTED: In reference to petition Z-6587, Kevin and Susan Leary, 57 Woodland Road, Jamaica Plain, for a conditional use to erect a one-story ancillary garden and tool shed in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Condition has existed since 1975 without apparent impact.



Z-6587
57 WOODLAND RD.
J. P.

Board of Appeal Referrals 11/16/83

Hearing: 11/22/83

Z-6538
Speedy Muffler King
1271 Dorchester Avenue, Dorchester
at East Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story five-bay muffler shop.

Violation(s):

Repair garage is forbidden use.

Front and rear yards are insufficient.

It is proposed to demolish dilapidated gas service station and erect a five-bay muffler shop. Residents are opposed for concerns indicated in proposed vote. Recommend denial.

VOTED: In reference to petition Z-6538, Speedy Muffler King, 1271 Dorchester Avenue, Dorchester, for a forbidden use and two variances to erect a one-story five-bay muffler shop in a local business L-.5) district, the Boston Redevelopment Authority recommends denial. Area residents have expressed following concerns: traffic congestion; duplicates existing facility on nearby Hancock Street; school and MBTA bus stop in front of site.



SOUTHEAST

NEW YORK
NEW HAVEN

HARTFORD

M B T A

RAILROAD

M B T A

DOR.

1271 DORCHESTER AVE

Z-6588

Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

Z-6592

Arthur J. Stratford

47 Van Winkle Street, Dorchester
near Magdala Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two- to four-family dwelling.

Violation(s):

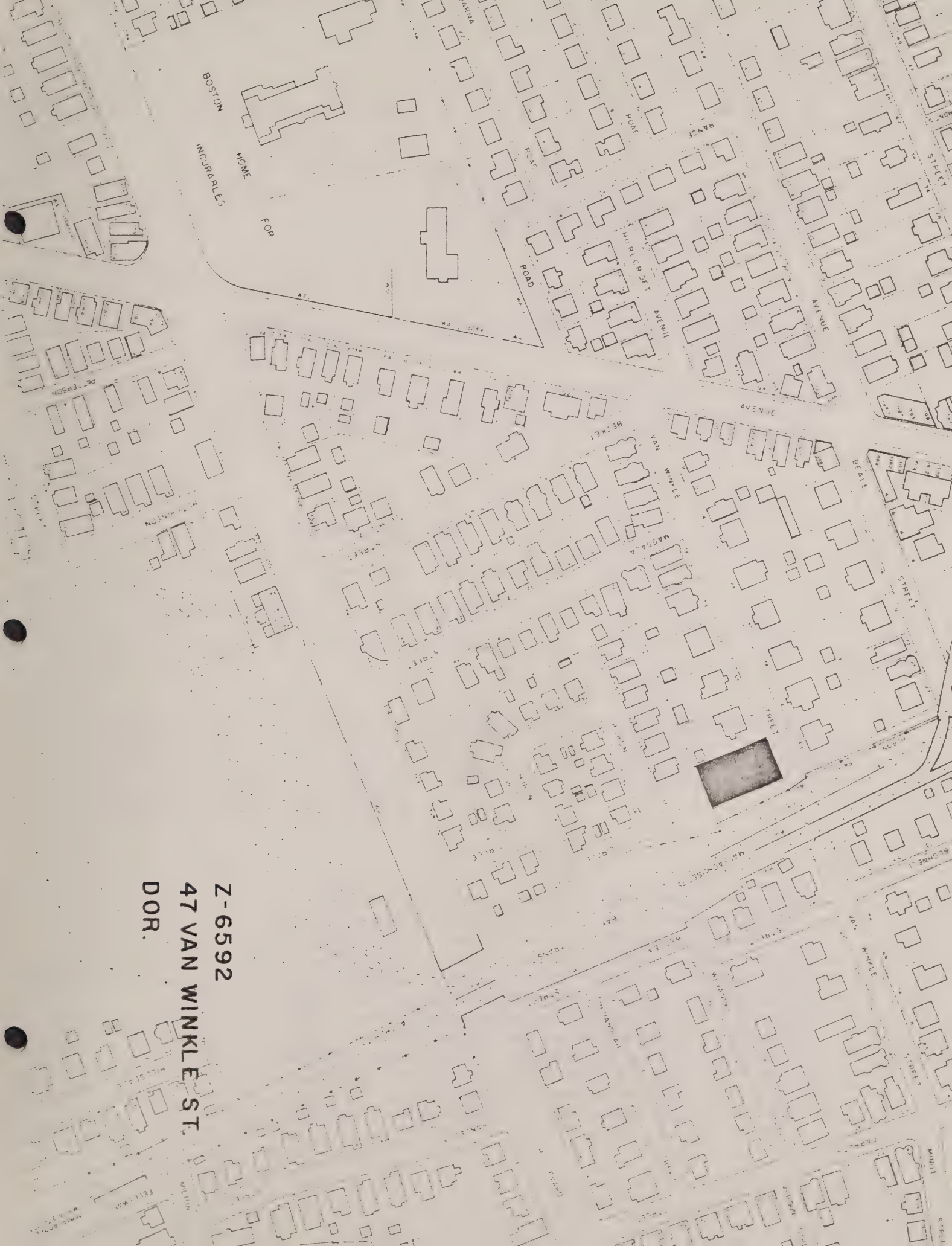
Dwelling converted for more families is forbidden use.

Lot area, width, and frontage are insufficient.

Proposal would be compatible with similar properties in neighborhood. No response from abutters. However, petitioner reports that he has discussed conversion with several neighbors and that they have indicated no objection.

VOTED: In reference to petition Z-6592, Arthur J. Stratford, 47 Van Winkle Street, Dorchester, for forbidden use and three variances for change of occupancy from two- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided that plans are submitted to the Authority for design review approval.

Z-6592
47 VAN WINKLE ST.
DOR.



Board of Appeal Referrals 11/16/83

Hearing: 12/6/83 Z-6594 and -6595
 Druker Properties
 New England Medical Center, Inc. (lessee)
 15-19 and 25-43 Kneeland Street, Boston
 at Msgr. Shea Road

14- and 11-story structures

District(s): apartment _____ general business B-8 industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: erect 14-story addition; change occupancy to research laboratories, commercial space; change occupancy from bank, offices, and light manufacturing to bank, offices, and New England Medical data center.

Violation(s):

Hospital is conditional use.

Office of university is conditional use,

Floor area ratio is excessive.

Setback of parapet is insufficient.

Site is within Medical Center campus. Medical Center will substantially renovate structure at 15 Kneeland Street for its research needs. A computer facility will be provided at 35 Kneeland Street in accordance with Determination of Need. Chinese Consolidated Benevolent Association supports proposal. Recommend approval with provisos.

VOTED: In reference to petitions Z-6594-6595, Druker Properties and New England Medical Center, Inc., 15-19 and 25-43 Kneeland Street, Boston, for two conditional uses and two variances to change occupancy to research laboratories and commercial space and erect 14-story addition and to change occupancy from bank, offices, and light manufacturing to bank, offices, and New England Medical Center data center in a general business (B-8) district, the Boston Redevelopment Authority recommends approval with following provisos: that the ground floors of 15 and 35 Kneeland Street be occupied only by commercial uses; that plans be submitted to the Authority for design review approval.

BOSTON

COMMON

CENTRAL
BURIAL
GROUND

PARKING AREA

B.P.

Z-6594-95

15-19 & 25-43 KNEELAND ST



Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

7-6596-6599

Boston Catholic Cemetery Association
Eastern Harbor Associates, Inc. (developer)
1100-1400 LaGrange Street, West Roxbury
at Newton line

332,312 sq. ft. of land

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.3 _____ manufacturing _____

Purpose: erect four residential apartment structures: 4, 9, 11, 11 units

Violation(s):

Multifamily dwelling is forbidden use.

Parking not allowed within front yard.

Lot area, rear yard, and distance between buildings are insufficient.

Many abutters are opposed. Concerns are indicated in proposed vote.
Recommend denial without prejudice.

VOTED: In reference to petitions Z-6596-6599, Boston Catholic Cemetery Association and Eastern Harbor Associates, Inc., 1100-1400 LaGrange Street, West Roxbury, for four forbidden uses and thirteen variances to erect four apartment structures in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial without prejudice. Developer should meet with abutters, many of whom have expressed opposition, to address their concerns: flooding during heavy rains; traffic - this section of LaGrange Street connects West Roxbury, Brookline, and Newton; impact on neighborhood.

Z-6596-99

1100-1400 LAGRANGE ST.

W.R.



Board of Appeal Referrals 11/16/83

Hearing: 11/29/83

Z-6601

Marian A. Orfeo

43 Symmes Street, Roslindale
near Walter Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

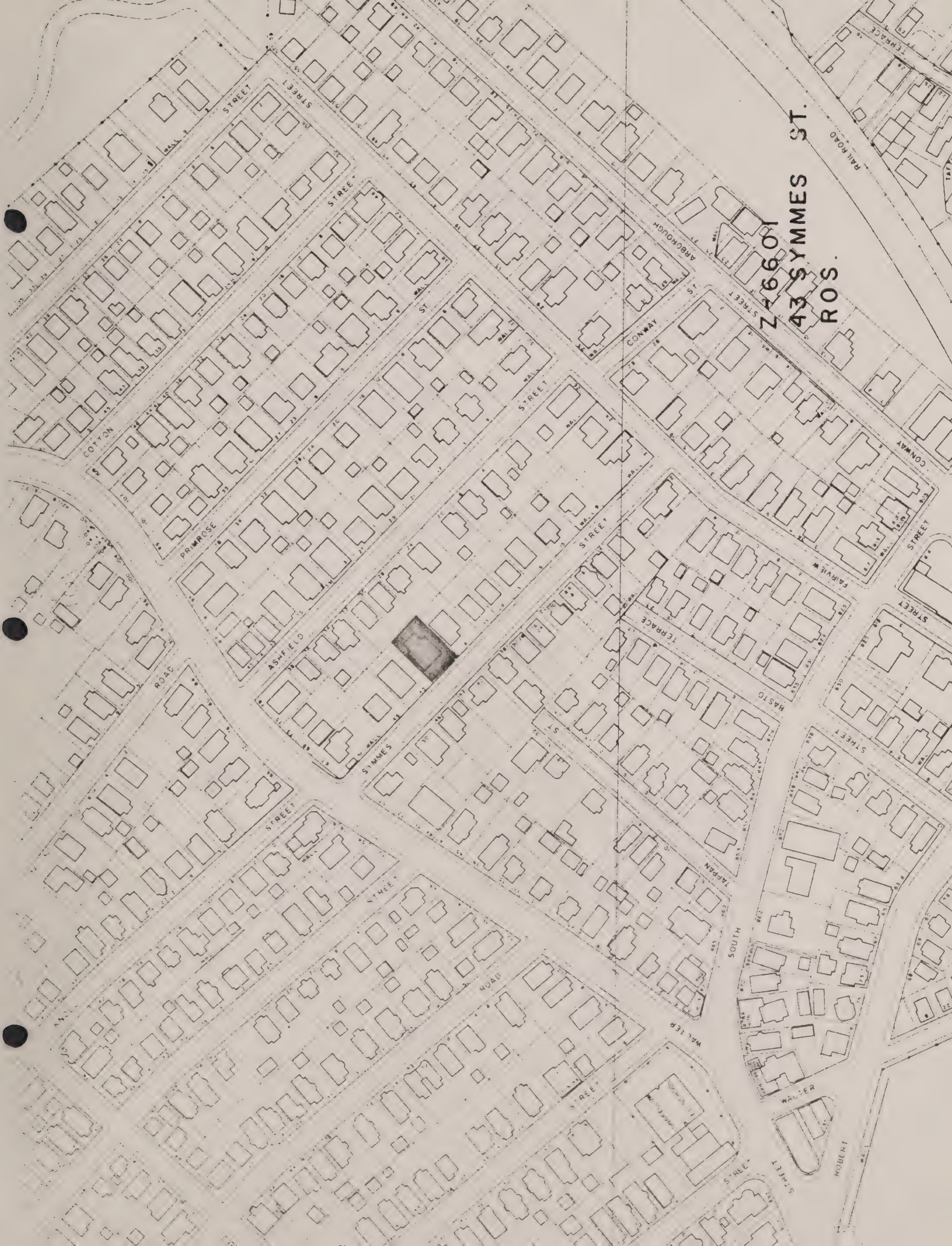
Purpose: erect bay window addition to two-family dwelling.

Violation(s):

Side yard is insufficient.

Bay window will enlarge kitchen area. Abutter has no objection. Recommend approval.

VOTED: In reference to petition Z-6601, Marian Orfeo, 43 Symmes Street, Roslindale, for a variance to erect a bay window addition to a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Addition will have minimal impact. Abutter has no objection.



Z-6601
43 SYMMES ST.
ROS.

Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

Z-6612
Grigorios Lambrou
70 Fletcher Street, Roslindale
near Centre Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one-family to two-family dwelling;
erect two-story addition.

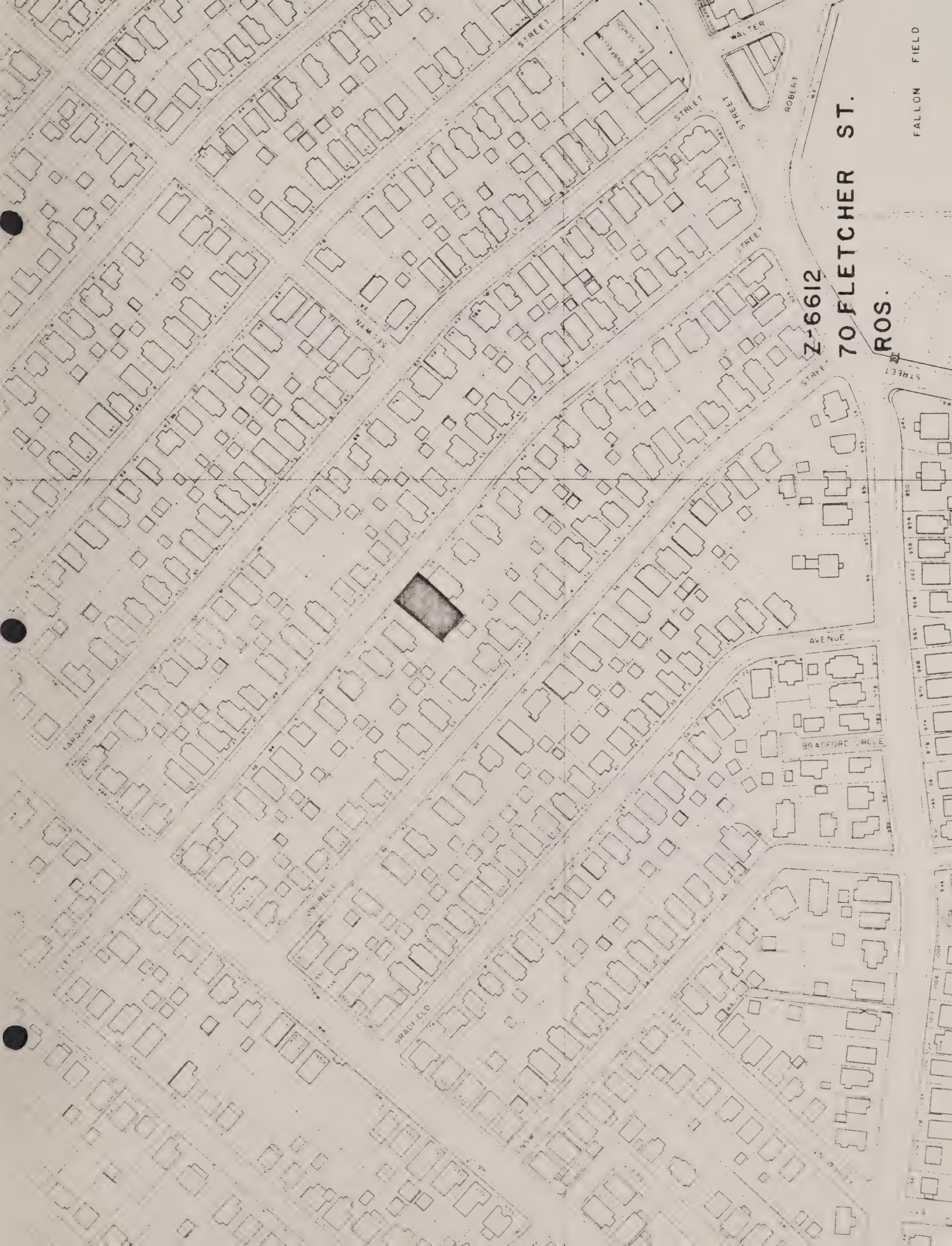
Violation(s):

Dwelling converted for more families is conditional use.

Lot area and side yard are insufficient.

Proposed occupancy is consistent with residential neighborhood. No response
from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-6612, Grigorios Lambrou,
70 Fletcher Street, Roslindale, for a conditional use
and two variances for change of occupancy from one-
to two-family dwelling and erect two-story addition
in a residential (R-.5) district, the Boston
Redevelopment Authority recommends approval with pro-
viso that plans be submitted to the Authority for
design review approval.



Z-6612

70 FLETCHER ST.

ROS.

BRADFORD AVENUE

BRADFORD CIRCLE

FALLON FIELD

ROBERT

WALTER

STREET

STREET

STREET

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Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

Z-6616
Lawrence O'Brien
79-89 West Broadway, South Boston
at A Street

Gas service station

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect two additions.

Violation(s):

Extension of conditional use.

Rear yard is insufficient.

Side and rear additions will increase work and storage areas.
Recommend approval with proviso.

VOTED: In reference to petition Z-6616, Lawrence O'Brien, 79-89 West Broadway, South Boston, for a conditional use and a variance to erect two additions to gas service station in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that facilities complies with Board of Appeal guidelines for gas service stations.

Z-6616

79-89 WEST BROADWAY
(S.B.)

SECOND

WEST FIRST

STANLEY
CLAYTON
CENTRAL HIGH SCHOOL
S.W. GIRLS

BRANE
SCHOOL

POLICE
STATION
NO. 6

ROCHESTER

Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

Z-6621

Robert C. Wright

526-526r East Fifth Street, South Boston
near I Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three-family dwelling, store, and four-car garage to six apartments and three-car garage.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Rear vacant space will be converted to residential units. No neighborhood response. Recommend approval.

VOTED: In reference to petition Z-6621, Robert C. Wright, 526-526r East Fifth Street, South Boston, for a forbidden use and two variances for change of occupancy from three-family dwelling, store, and four-car garage to six apartments and three-car garage in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Rear vacant space will be converted to residential units.



Z-6621

526-526R E. FIFTH ST.

S. B.

Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

Z-6622

Pappas Development Co., Inc.
655 Summer Street, South Boston
near Fargo Street

Vacant land

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront S-2_____
	single family_____		manufacturing_____

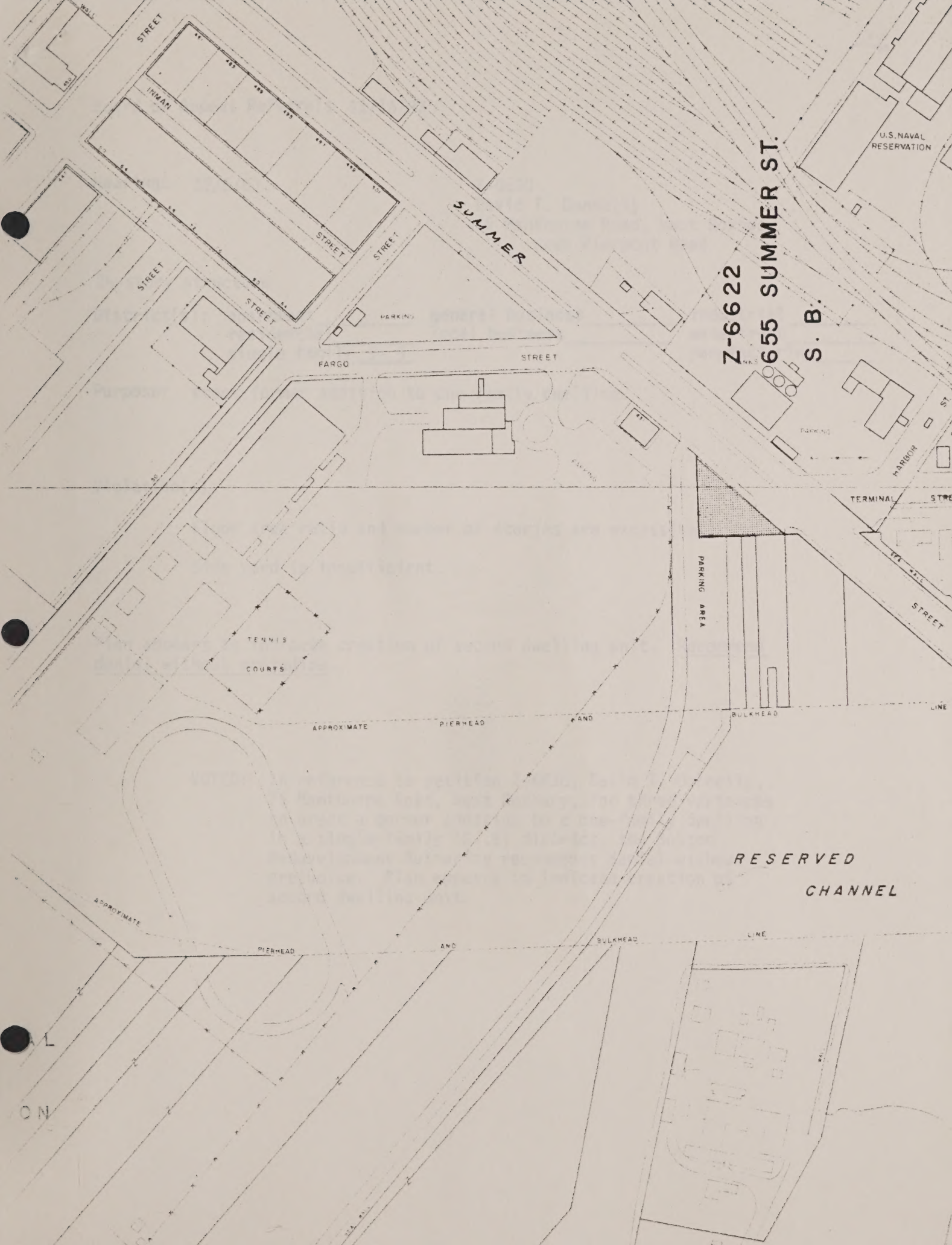
Purpose: erect one-story car-truck-bus wash structure.

Violation(s):

Car wash is conditional use.

Use is consistent with industrial area. Recommend approval with proviso.

VOTED: In reference to petition Z-6622, Pappas Development Co., Inc., 655 Summer Street, South Boston, for conditional use to erect a car-truck-bus wash structure in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.



Z-6622
655 SUMMER ST.
S. B.

U.S. NAVAL RESERVATION

SUMMER STREET

INMAN STREET

FARGO STREET

STREET

TERMINAL STREET

HARBOR

TENNIS COURTS

PARKING AREA

APPROXIMATE PIERHEAD

AND

BULKHEAD

LINE

RESERVED CHANNEL

PIERHEAD

AND

BULKHEAD

LINE

ON

Board of Appeal Referrals 11/16/83

Hearing: 12/6/83

Z-6630
David T. Donnelly
75 Manthorne Road, West Roxbury
near Pierpont Road

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect former addition to one-family dwelling.

Violation(s):

Floor area ratio and number of stories are excessive.

Side yard is insufficient.

Plan appears to indicate creation of second dwelling unit. Recommend
denial without prejudice.

VOTED: In reference to petition Z-6630, David T. Donnelly,
75 Manthorne Road, West Roxbury, for three variances
to erect a dormer addition to a one-family dwelling
in a single-family (S-.5) district, the Boston
Redevelopment Authority recommends denial without
prejudice. Plan appears to indicate creation of
second dwelling unit.



Z-6630
75 MANTHORNE RD.
W. R.

